

Langton Master Trust Investors' Report - January 2011

Monthly Report incorporating:

Langton Mortgages Trustee Limited
Langton Securities (2008-1) plc
Langton Securities (2008-2) plc
Langton Securities (2008-3) plc
Langton Securities (2010-1) plc
Langton Securities (2010-1T2) plc
Langton Securities (2010-2) plc
Langton Funding (No. 1) Limited

Report Date:	31-Jan-11
Reporting Period:	01-Jan-11 to 31-Jan-11
Trust Calculation Date:	01-Feb-11

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MAIN PARTIES TO THE STRUCTURE

Santander UK Seller Servicer Cash Manager, Issuer Cash Manager Funding 1 Swap Provider Issuer swap provider Issuer and Funding 1 start-up loan provider Account bank, for Mortgages Trustee, Funding 1 and Issuer Company Secretarial Services Provider	Langton Securities (2008-1) plc Langton Securities (2008-2) plc Langton Securities (2008-3) plc Langton Securities (2010-1) plc Langton Securities (2010-2) plc	Citibank, N.A. Agent Bank Paying Agent Registrar	Citicorp Trustee Company Limited Note Trustee Issuer Security Trustee Funding 1 Security Trustee	SFM Corporate Services Limited UK share trustee	Mourant & Co. Trustees Limited Jersey share trustee
	Langton Mortgages Trustee Limited Mortgages Trustee	Issuer Swap Providers Abbey National Treasury Services	Structured Finance Management Limited Corporate services provider (UK)	Mourant & Co. Limited Corporate services provider (Jersey)	
	Langton Funding (No. 1) Limited Funding 1				

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	413,275
Current value of Mortgage Loans in Pool	£ 41,455,947,446
Weighted Average Seasoning (Months)	62
Weighted Average Remaining Term (Months)	204
Average Loan Size	£ 100,311
Weighted Average unindexed LTV at last valuation (by value)	62.79%

Mortgage Trust Assets	
Current value of Mortgage Loans in Pool at 31-Jan-11	£ 41,455,947,447
Last months Closing Trust Assets at 31-Dec-10	£ 41,877,127,452
Principal Ledger as calculated on 1-Feb-11	£ 937,566,487
Funding Share as calculated on 1-Feb-11	£ 35,110,281,438
Funding Share % as calculated on 1-Feb-11	84.69300%
Seller Share as calculated on 1-Feb-11	£ 6,345,666,009
Seller Share % as calculated on 1-Feb-11	15.30700%
Minimum Seller Share (Amount)	£ 1,875,627,086
Minimum Seller Share (% of Total)	4.52439%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	408,057	40,865,274,020	-	98.74%	98.58%
1<=3 months in arrears	4,152	465,395,023	4,066,070	1.00%	1.12%
>3<=6 months in arrears	757	90,915,040	1,489,494	0.18%	0.22%
>6<=9 months in arrears	130	14,281,764	455,380	0.03%	0.03%
>9<=12 months in arrears	50	5,351,295	338,056	0.01%	0.01%
More than 12 months in arrears	98	10,792,364	815,788	0.02%	0.03%
Total	413,244	41,452,009,506	7,164,789	100.00%	100.00%

Arrears are calculated in accordance with standard market practice in the UK. A mortgage is identified as being in arrears when, on any due date, the overdue amounts which were due on previous dates equal one or more full monthly payments and the total of arrears across all sub-accounts exceeds £150.

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Properties in Possession	Number	Current balance £	Arrears £	Loss Amount £
Total Properties in Possession Since Inception	113	14,620,421		2,644,102
Repossessed (In Month)	10	1,264,459		
Sold (In Month)	5	780,473		
Current Number in Possession	31	3,937,941		
	-	-		
Total Properties Sold Since Inception	82	10,682,480		
Total Loss on Sale Brought Forward				2,429,151
Loss this Period				214,951
Total Loss on Sale Carried Forward				2,644,102
Recoveries				-
Total Net Loss				2,644,102

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution	0	0
Redeemed this period*	3,250	233,380,392
Repurchases this period	0	0

*Redemptions this period include 861 accounts where minor balances totalling £ 71,733,564 remain to be collected after redemption. These balances have been repurchased by the Seller.

CPR Analysis *	1 Month CPR	12 Month CPR (Average Annualised)
	%	%
Current month	1.01%	20.40%
Previous month	1.21%	20.48%

* The CPR calculation includes repurchases by the Seller from the Trust

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	155,205	34.63%	13,878,793,371	33.48%
Fixed Rate Loans	134,394	29.98%	13,645,985,523	32.92%
Discounted SVR Loans	17,532	3.91%	1,009,744,735	2.44%
Standard Variable Rate Loans	140,923	31.44%	12,918,361,948	31.16%
Unknown	165	0.04%	3,061,871	0.01%
Total	448,219	100.00%	41,455,947,448	100.00%

*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Alliance & Leicester Standard Variable Rate	
Existing Borrowers SVR	4.99%
Effective Date Of Change	02-Mar-09
Previous Existing Borrowers SVR	5.09%
Effective Date of Change	02-Feb-09

Abbey National Standard Variable Rate	
Existing Borrowers SVR	4.24%
Effective Date Of Change	02-Mar-09
Previous Existing Borrowers SVR	4.69%
Effective Date of Change	02-Feb-09

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Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	264,914	59.10%	19,879,393,859	47.95%
Interest only and Combined repayment & int-only	183,133	40.86%	21,573,244,299	52.04%
Unknown	172	0.04%	3,309,288	0.01%
Total	448,219	100.00%	41,455,947,446	100.00%

*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	184,456	41.15%	20,483,768,335	49.41%
Remortgage	263,755	58.85%	20,971,682,074	50.59%
Other	8	0.00%	497,038	0.00%
Total	448,219	100.00%	41,455,947,447	100.00%

*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
>0 =<50,000	115,428	27.93%	3,310,805,322	7.99%
>50,000 =<100,000	128,256	31.03%	9,470,577,926	22.84%
>100,000 =<150,000	87,610	21.20%	10,754,717,841	25.94%
>150,000 =<200,000	44,296	10.72%	7,590,111,778	18.31%
>200,000 =<250,000	19,564	4.73%	4,328,431,555	10.44%
>250,000 =<300,000	8,560	2.07%	2,323,676,083	5.61%
>300,000 =<350,000	4,245	1.03%	1,366,524,784	3.30%
>350,000 =<400,000	2,280	0.55%	847,587,218	2.04%
>400,000 =<450,000	1,289	0.31%	544,400,711	1.31%
>450,000 =<500,000	880	0.21%	415,751,383	1.00%
>500,000 =<550,000	404	0.10%	207,938,526	0.50%
>550,000 =<600,000	183	0.04%	104,568,779	0.25%
>600,000 =<650,000	115	0.03%	71,668,899	0.17%
>650,000 =<700,000	81	0.02%	54,392,810	0.13%
>700,000 =<750,000	48	0.01%	34,452,433	0.08%
>750,000 =<800,000	12	0.00%	9,164,287	0.02%
>800,000 =<1,000,000	24	0.01%	21,177,110	0.05%
Total	413,275	100.00%	41,455,947,446	100.00%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	15,744	3.81%	1,441,340,469	3.48%
East Midlands	21,022	5.09%	1,765,472,582	4.26%
Greater London	72,510	17.54%	9,981,524,733	24.08%
Northern England	16,108	3.90%	1,169,384,209	2.82%
North West	49,811	12.05%	3,997,886,524	9.64%
South East	92,810	22.46%	10,945,141,972	26.40%
South West	34,188	8.27%	3,418,411,675	8.25%
West Midlands	26,087	6.31%	2,224,388,087	5.37%
Yorkshire & Humberside	28,305	6.85%	2,174,095,255	5.24%
Scotland	27,439	6.64%	2,002,975,565	4.83%
Wales	18,249	4.42%	1,380,603,744	3.33%
Northern Ireland	11,015	2.67%	954,722,632	2.30%
Total	413,288	100.00%	41,455,947,445	100.00%

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Loan to Value at Last Valuation					
Using current capital balance and unindexed latest valuation	Number of accounts	% by number	Current balance £	% by balance	
>0% =<25%	72,976	17.66%	2,295,405,919	5.54%	
>25% =<50%	114,793	27.78%	8,770,354,842	21.16%	
>50% =<75%	138,468	33.50%	16,861,766,998	40.67%	
>75% =<80%	26,325	6.37%	3,913,239,641	9.44%	
>80% =<85%	24,102	5.83%	3,760,368,584	9.07%	
>85% =<90%	19,477	4.71%	3,177,427,676	7.66%	
>90% =<95%	10,540	2.55%	1,750,205,210	4.22%	
>95% =<100%	6,538	1.58%	917,069,046	2.21%	
>100%	69	0.02%	10,109,532	0.02%	
Total	413,288	100.00%	41,455,947,447	100.00%	

Indexed Current Loan to Value					
Using current capital balance and HPI indexed latest valuation	Number of accounts	% by number	Current balance £	% by balance	
>0% =<25%	77,609	18.78%	2,434,489,066	5.87%	
>25% =<50%	111,967	27.09%	8,186,936,045	19.75%	
>50% =<75%	105,439	25.51%	12,225,516,239	29.49%	
>75% =<80%	19,994	4.84%	2,800,811,289	6.76%	
>80% =<85%	20,808	5.03%	3,099,518,953	7.48%	
>85% =<90%	17,550	4.25%	2,690,930,662	6.49%	
>90% =<95%	17,370	4.20%	2,795,356,187	6.74%	
>95% =<100%	37,873	9.16%	6,558,190,501	15.82%	
>100%	4,678	1.13%	664,198,506	1.60%	
Total	413,288	100.00%	41,455,947,446	100.00%	

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LOAN NOTE REPORT

Closing date 25/01/2008
Report date 31/01/2011

Series 2008-1 Notes

2008-1	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0336390074	AAA/Aaa/AAA	EUR	1,060,000,000	(1,060,000,000)	0	3M EURIBOR	0.58000%			0	Mar-2009	Dec-2054
A2	XS0336393177	AAA/Aaa/AAA	EUR	1,200,000,000	0	1,200,000,000	3M EURIBOR	0.30000%	1.32400%	18/03/2011	3,883,733	Mar-2011	Dec-2054
B	XS0336393680	AA/Aa3/AA	GBP	70,000,000	0	70,000,000	3M GBP LIBOR	0.65000%	1.40188%	18/03/2011	236,591	Mar-2015	Dec-2054
Z	N/A	N/A	GBP	90,000,000	0	90,000,000	3M GBP LIBOR	2.00000%	2.75188%	18/03/2011	597,120	Mar-2015	Dec-2054

2008-1 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£0	0.00%	15.18%	17.17%
Class A2 Notes	£894,000,000	84.82%	15.18%	17.17%
Class B Notes	£70,000,000	6.64%	8.54%	10.53%
Class Z Notes	£90,000,000	8.54%	0.00%	0.00%
	£1,054,000,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.99%		

*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2008-1 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-1	
Excess Spread for the period ended 20 Dec 10 Annualised	0.30%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

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LOAN NOTE REPORT

Closing date 05/03/2008
Report date 31/01/2011

Series 2008-2 Notes

2008-2	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0351224356	AAA/Aaa/AAA	EUR	735,000,000	(735,000,000)	0	3M EURIBOR	0.45000%				Dec-2010	Dec-2054
A2	XS0351224943	AAA/Aaa/AAA	EUR	1,274,000,000	0	1,274,000,000	3M EURIBOR	0.45000%	1.47400%	18/03/2011	4,590,364	Mar-2011	Dec-2054
A3	XS0351225320	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	1.20188%	18/03/2011	434,652	Mar-2011	Dec-2054
A4	XS0351225676	AAA/Aaa/AAA	GBP	150,000,000	(150,000,000)	0	3M GBP LIBOR	0.45000%				Mar-2011	Dec-2054
Z	LU0092402198	N/A	GBP	174,000,000	0	174,000,000	3M GBP LIBOR	1.50000%	2.25188%	18/03/2011	944,679	Mar-2015	Dec-2054

2008-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£0	0.00%	13.39%	15.00%
Class A2 Notes	£975,884,000	75.07%	13.39%	15.00%
Class A3 Notes	£150,000,000	11.54%	13.39%	15.00%
Class A4 Notes	£0	0.00%	13.39%	15.00%
Class Z_Notes	£174,000,000	13.39%	0.00%	0.00%
	£1,299,884,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.62%		

*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2008-2 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-2	
Excess Spread for the period ended 20 Dec 10 Annualised	0.21%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

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LOAN NOTE REPORT

Closing date 17/06/2008
Report date 31/01/2011

Series 2008-3 Notes

2008-3	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS037105624	AAA/Aaa/AAA	GBP	300,000,000	(210,000,000)	90,000,000	3M GBP LIBOR	0.15000%	0.90188%	18/03/2011	195,696	Dec-2011	Dec-2054
A2	XS0371056515	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	1.05188%	18/03/2011	1,268,020	Dec-2011	Dec-2054
A3	XS0371056606	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	1.05188%	18/03/2011	1,268,020	Dec-2011	Dec-2054
A4	XS0371056945	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	1.05188%	18/03/2011	1,268,020	Dec-2011	Dec-2054
A5	XS0371057083	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	1.05188%	18/03/2011	1,268,020	Dec-2011	Dec-2054
A6	XS0371057240	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	1.05188%	18/03/2011	1,268,020	Dec-2011	Dec-2054
A7	XS0371057323	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	1.05188%	18/03/2011	1,268,020	Dec-2011	Dec-2054
Z	XS0371057596	N/A	GBP	310,600,000	0	310,600,000	3M GBP LIBOR	0.75000%	1.50188%	18/03/2011	1,124,674	Mar-2015	Dec-2054

2008-3 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£90,000,000	2.65%	9.13%	10.20%
Class A2 Notes	£500,000,000	14.70%	9.13%	10.20%
Class A3 Notes	£500,000,000	14.70%	9.13%	10.20%
Class A4 Notes	£500,000,000	14.70%	9.13%	10.20%
Class A5 Notes	£500,000,000	14.70%	9.13%	10.20%
Class A6 Notes	£500,000,000	14.70%	9.13%	10.20%
Class A7 Notes	£500,000,000	14.70%	9.13%	10.20%
Class Z_Notes	£310,600,000	9.13%	0.00%	0.00%
	£3,400,600,000	100%		
Issuer Reserve Fund Requirement*	£36,106,000	1.06%		

*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2008-3 Reserve Fund	
Balance Brought Forward	£36,106,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£36,106,000

Excess Spread

Excess Spread 2008-3	
Excess Spread for the period ended 20 Dec 10 Annualised	0.13%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

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LOAN NOTE REPORT

Closing date 01/10/2010
Report date 31/10/2010

Series 2010-1 Notes

2010-1	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0546217109	AAA/Aaa/AAA	GBP	2,125,000,000	0	2,125,000,000	3M GBP LIBOR	1.25000%	2.23005%	18/03/2011	21,811,722	Dec-2015	Dec-2054
A2	XS0546217794	AAA/Aaa/AAA	GBP	2,125,000,000	0	2,125,000,000	3M GBP LIBOR	1.25000%	2.23005%	18/03/2011	21,811,722	Dec-2015	Dec-2054
A3	XS0546218172	AAA/Aaa/AAA	GBP	2,125,000,000	0	2,125,000,000	3M GBP LIBOR	1.25000%	2.23005%	18/03/2011	21,811,722	Dec-2015	Dec-2054
A4	XS0546218503	AAA/Aaa/AAA	GBP	2,125,000,000	0	2,125,000,000	3M GBP LIBOR	1.25000%	2.23005%	18/03/2011	21,811,722	Dec-2015	Dec-2054
A5	XS0546218842	AAA/Aaa/AAA	GBP	400,000,000	0	400,000,000	3M GBP LIBOR	1.25000%	2.23005%	18/03/2011	4,105,736	Dec-2015	Dec-2054
A6	XS0546219063	AAA/Aaa/AAA	GBP	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.25000%	2.18914%	18/03/2011	23,540,752	Dec-2015	Dec-2054
A7	XS0546219220	AAA/Aaa/AAA	GBP	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.25000%	2.18914%	18/03/2011	23,540,752	Dec-2015	Dec-2054
A8	XS0546219493	AAA/Aaa/AAA	GBP	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.25000%	2.18914%	18/03/2011	23,540,752	Dec-2015	Dec-2054
A9	XS0546219816	AAA/Aaa/AAA	GBP	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.25000%	2.18914%	18/03/2011	23,540,752	Dec-2015	Dec-2054
A10	XS0546220319	AAA/Aaa/AAA	GBP	1,549,000,000	0	1,549,000,000	3M GBP LIBOR	1.25000%	2.18914%	18/03/2011	14,585,850	Dec-2015	Dec-2054
Z1	XS0546220665	NR	GBP	1,385,715,000	0	1,385,715,000	3M GBP LIBOR	0.90000%	1.88005%	18/03/2011	11,991,120	Dec-2015	Dec-2054
Z2	XS0546221390	NR	GBP	1,742,774,000	0	1,742,774,000	3M GBP LIBOR	0.90000%	1.83914%	18/03/2011	13,786,774	Dec-2015	Dec-2054

2010-1 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	2,125,000,000	9.01%	13.27%	14.31%
Class A2 Notes	2,125,000,000	9.01%	13.27%	14.31%
Class A3 Notes	2,125,000,000	9.01%	13.27%	14.31%
Class A4 Notes	2,125,000,000	9.01%	13.27%	14.31%
Class A5 Notes	400,000,000	1.70%	13.27%	14.31%
Class A6 Notes	2,500,000,000	10.60%	13.27%	14.31%
Class A7 Notes	2,500,000,000	10.60%	13.27%	14.31%
Class A8 Notes	2,500,000,000	10.60%	13.27%	14.31%
Class A9 Notes	2,500,000,000	10.60%	13.27%	14.31%
Class A10 Notes	1,549,000,000	6.57%	13.27%	14.31%
Class Z1 Notes	1,385,715,000	5.88%	0.00%	1.04%
Class Z2 Notes	1,742,774,000	7.39%	0.00%	1.04%
	23,577,489,000	100%		
Issuer Reserve Fund Requirement*	£245,388,000	1.04%		

*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£245,388,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£245,388,000

Excess Spread

Excess Spread 2010-1	
Excess Spread for the period ended 20 Dec 10 Annualised	0.00%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

Langton Master Trust Investors' Report - January 2011

LOAN NOTE REPORT

Closing date 12/10/2010
Report date 31/10/2010

Series 2010-2 Notes

2010-2	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0548535565	AAA/Aaa/AAA	USD	1,600,000,000	0	1,600,000,000	3M USD LIBOR	1.40000%	1.81386%	18/03/2011	12,656,712	Jun-2014	Dec-2054
A2	XS0548536290	AAA/Aaa/AAA	USD	5,400,000,000	0	5,400,000,000	3M USD LIBOR	1.00000%	1.41386%	18/03/2011	33,296,403	Sep-2015	Dec-2054
A3	XS0548540052	AAA/Aaa/AAA	EUR	1,100,000,000	0	1,100,000,000	3M EURIBOR	1.00000%	2.11600%	18/03/2011	10,150,922	Dec-2013	Dec-2054
A4	XS0548542777	AAA/Aaa/AAA	GBP	300,000,000	0	300,000,000	3M GBP LIBOR	1.00000%	1.93914%	18/03/2011	2,502,288	Mar-2016	Dec-2054
Z	XS0548544120	NR	GBP	1,040,979,000	0	1,040,979,000	3M GBP LIBOR	0.90000%	1.83914%	18/03/2011	8,234,999	Mar-2016	Dec-2054

2010-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	1,008,827,238	15.02%	15.50%	16.54%
Class A2 Notes	3,404,791,929	50.70%	15.50%	16.56%
Class A3 Notes	961,400,000	14.32%	15.50%	16.56%
Class A4 Notes	300,000,000	4.47%	15.50%	16.56%
Class Z Notes	1,040,979,000	15.50%	15.50%	0.00%
	6,715,998,168	100%		
Issuer Reserve Fund Requirement*	£108,100,230	1.61%		

*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2010-2 Reserve Fund	
Balance Brought Forward	£108,100,230
Drawings	£0
Top Up	£0
Balance Carried Forward	£108,100,230

Excess Spread

Excess Spread 2010-2	
Excess Spread for the period ended 20 Dec 10 Annualised	0.00%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

FUNDING 1

Interest shortfall in period	£0
Cumulative interest shortfall	£0
Principal shortfall in period	£0
Cumulative principal shortfall	£0
Cumulative net loss	£0
Excess principal paid in current period	£0

Funding 1 Reserve Fund	
Balance Brought Forward	£43,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£43,000,000

Funding 1 Principal Ledger	£937,566,487
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Excess Spread Total for all issuer vehicles	
Excess Spread for the period ended 20 Dec 10 Annualised	0.90%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

TRIGGER EVENTS	
Asset	
Amount debited to AAA principal deficiency sub ledger (Funding programme notes outstanding)	None
Non Asset	
Insolvency event occurs in relation to Seller.	None
Sellers role as administrator terminated & new administrator is not appointed within 60 days.	None
The then current Seller Share is less than the adjusted Minimum Seller Share for two consecutive Trust Calculation Dates.	None
The aggregate outstanding principal balance of loans in the Trust is less than the required loan balance on two consecutive Trust Calculation Dates.	None
An arrears trigger event will occur if:	
The outstanding principal balance of the loans in arrears for more than 3 times the monthly payment then due divided by the outstanding principal balance of all of the loans in the mortgages trust (expressed as a percentage) exceeds 2 per cent.	None
Full details of all trigger events can be found within the Langton Securities (2008-3) plc offering circular	

Notes

1 Current number of mortgages

This is the sum of all product holdings secured by a borrower(s) on a single property.

2 Current value of mortgages

Includes all amounts of principal, interest and fees as yet unpaid by the borrower.

3 Funder Share

The percentage funder share is calculated net of accrued interest.

4 Seasoning

This is the age of the loan at the report date in months based on the Main Mortgage Completion Date. Main Mortgage Completion Date is the date the borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent lending under the same mortgage agreement and updated terms and conditions.

5 Remaining term

This is the remaining term of the loan at the report date in months.

6 Product breakdown

Bank of England Base Rate Tracker Loans includes loans issued at a discount or premium to base rate. All loans in the Discount category are linked to SVR.

7 Payment Type

Most loans that are not fully repayment mortgages comprise an interest only portion, on which there are no scheduled principal repayments and a repayment portion for which there is a scheduled amortisation.

8 Loan to Value (LTV) at Last Valuation

Further advances may be made on existing loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include all further advances on a loan - but exclude any flexible drawdown reservoir.